



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: APRIL 12, 2004

01.5
ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-03-49/VESTING TENTATIVE TRACT MAP VT-16526
2455 IRVINE AVENUE

DATE: APRIL 1, 2004

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER 714.754.5136

DESCRIPTION

The applicant proposes to construct a 6-unit, small lot, common interest development with variances to deviate from the number of stories and building height and a vesting tentative tract map to accommodate the project.

APPLICANT

Andrew Patterson is representing the property owner, HGC Irvine, LLC.

RECOMMENDATION

Approve by adoption of Planning Commission resolution, subject to conditions.


WENDY SHIH
Associate Planner


PERRY L. VALANTINE
Asst. Development Services Director

PLANNING ZONING REVIEW SUMMARY

Location: 2455 Irvine Ave. Application: PA-03-49/T-16526

Request: 6-unit, small lot, common interest development with variances to deviate from the number of stories and building height and a vesting tentative tract map to accommodate the project.

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone:	<u>R2-MD</u>	North:	<u>R2-MD (Multi-Family Residential)</u>
General Plan:	<u>MDR</u>	South:	<u>R2-MD (Multi-Family Residential)</u>
Lot Dimensions:	<u>Irregular</u>	East:	<u>County of Orange</u>
Lot Area:	<u>26,689 sq.ft.</u>	West:	<u>R2-MD (Multi-Family Residential)</u>
Existing Development:	<u>8 apartment units to be demolished.</u>		

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>City Requirement</u>	<u>Proposed/Provided</u>
Lot Size:		
Lot Width (development lot)	100 ft.	82 ft. **
Lot Area (development lot)	12,000 sq.ft.	26,689 sq.ft.
Lot Area (individual lot)	3,000 sq.ft. min./ 3,500 sq.ft. average	3,157 sq.ft. min./ 3,540 sq.ft. average
Density:		
Zone/General Plan	1 du/ 3,630 sq.ft.	1 du/ 4,448 sq.ft.
Building Coverage (development lot):		
Buildings	N/A	31% (8,378 sq.ft.)
Paving	N/A	25% (6,531 sq.ft.)
Open Space	40% (10,676 sq.ft.)	44% (11,780 sq.ft.)
TOTAL	100% (26,689sq.ft.)	100% (26,689 sq.ft.)
Open Space (individual lot)	40% (min. 400 sq.ft. area w/ no dimension less than 15 ft.)	40% - 55% (min. 400 sq.ft. area w/ no dimension less than 15 ft.)
Building Height:	2 stories/ 27 ft.	3 stories/ 33.75 ft. max. *** (Lots 4-6)
Ratio of 2 nd floor to 1 st floor*	80% max.	76% - 80% max.
Setback (development lot)		
Front (Monaco/Irvine)	20 ft./20ft.	25 ft./20 ft.
Side (left/right)	5 ft./ 5 ft.	5 ft./5 ft.
2 nd -story side setback average*	10 ft. average	Lot 1 – 8.1 ft. average Lots 2& 3 – 9 ft. average Lots 4,5 &6 – 7.7 ft. average
Separation between units:	10 ft. (fireplace allowed 2 ft. encroachment)	10 ft. min. (2 ft. encroachment for fireplaces Lots 2-5)
Parking:		
Covered	12	12
Open	12	12
TOTAL	24	24
Driveway Width:	16 ft.	16 ft.
Driveway landscaping:	10 ft. total (3 ft. min. one side/ 5 ft. min. house side)	11 ft. min. (3 ft. min. one side/ 6 ft. min. house side)

CEQA Status Exempt- Class 32 and 15

Final Action Planning Division

* Residential Design Guidelines.

** Existing, nonconforming.

*** Variance requested.

BACKGROUND/PROJECT DESCRIPTION

The subject site currently contains 8 apartment units, with access to/from Irvine Avenue. The applicant proposes to demolish the units and construct a 6-unit, two to three-story, small lot common interest development. 3 units will be accessed from Irvine Avenue, and 3 from Monaco Terrace. The homes range from 2,634 sq. ft. to 3,301 sq. ft. (including garages) containing 4 bedrooms each. Variances are required to allow 3-stories/ 34 ft. high maximum (2-stories/ 27 ft. high maximum permitted) on Lots 4-6.

The proposal includes a vesting tentative tract map to subdivide the property into 6 lots to accommodate single-family residential ownership and 2 common lots for shared driveway and open space areas.

ANALYSIS**Design Review**

Small lot, common interest developments of three or more units are subject to a design review, which requires Planning Commission consideration. This allows review of the structures' scale, site planning, landscaping, appearance, and any other applicable features relative to a compatible and attractive development.

With exception of the existing, nonconforming lot width and the requested variance from number of stories and building height, the proposed development meets or exceeds all residential development standards and the intent of the design guidelines. The second floor areas are approximately 76-80% (80% maximum per design guidelines) of the first floor areas and incorporate variable rooflines, multiple building planes and offsets, and enhanced architectural treatments to provide visual interest.

To minimize second story mass and to provide visual relief to the side yards, the City's residential design guidelines recommend that the second-story side building elevations be set back an average of 10 ft. Proposed average setbacks from the development lot side property lines are approximately 7-9 ft. However, all elevations utilize design techniques to provide visual relief to the side yards, including horizontal and vertical plane breaks, roof plane breaks, and architectural details such as wood shutters and clay tile outlookers. The sizes and locations of windows and balconies are also designed to minimize privacy impacts into residences on adjacent properties.

Any multiple-family residential project containing five or more dwelling units is required to provide trash enclosures. However, Code allows the final review authority to grant an exception to this requirement if the applicant submits a written determination from the Sanitary District and/or any contract trash collection service that on-site trash collection service can be provided to each individual dwelling unit; if

the applicant signs and records a land use restriction prohibiting trash collection in the public right-of-way; if adequate, screened, on-site storage for trash containers is provided; and with a limitation of no more than two trash containers per dwelling unit. The applicant intends to provide individual trash pick-up. Proof of compliance will be required prior to issuance of building permits.

Variances – Number of Stories/Building Height

Code permits a maximum building height of two-stories/27 ft. Three, three-story units are proposed at a maximum 34 ft. height.

The overall property slopes approximately 10 ft. from the east (Irvine Boulevard) to the west (Monaco Terrace). In order to minimize the grade differences between the subject site and the adjacent properties, Lots 4-6 will be graded into two levels with an approximately 9 ft. grade difference between each level. The approximately 3,000 sq.ft. units proposed for these lots will each contain a "basement" level for a 2-car garage, bonus room and an optional bathroom. The two-story portion of the unit, consisting of a living room, family room, kitchen, nook, bathroom, with a master suite, 2 bedrooms, a bathroom and a laundry room on the top floor, will be constructed on the upper level of the lot. This will result in a partial three-story structure (as measured from the lowest portion of the site). A maximum of two stories will be visible from the street and adjoining properties. The 3 units on Lots 1-3 will satisfy the two-story/27 ft. height limit.

Due to the unusual topography of the lot, staff feels that the variance for number of stories and building height is justified. Stepping the property to imitate the existing topography would not have negative visual impacts on adjoining properties.

Vesting Tentative Tract Map

The map consists of 6 dwelling unit lots (Lots 1-6). The lots range from 3,157 sq. ft. to 3,959 sq. ft. with an overall average of 3,540 sq. ft. The lots meet or exceed the minimum lot area of 3,000 sq. ft. and the average lot area of 3,500 sq. ft. required by Code. Two common lots (Lots "A" and "B") for common driveway and landscaping are proposed. The map is consistent with the R2-MD zone, the General Plan, the common interest development standards, and the State Subdivision Map Act.

The applicant has applied for a "vesting" tentative tract map. If Planning Commission approves the vesting tentative tract map, the Codes applicable at the time of filing, including development standards and fees, remain in effect for this project even if the Codes change. The required submittal documentation for a vesting tentative tract map application includes a school impact analysis for grades K-12. According to a letter from the Newport Mesa Unified School District, dated October 27, 2003, the proposed project will not have an adverse impact on any area schools.

ALTERNATIVES

1. If the application is approved, it would allow subdivision of the site and construction of the proposed 6-unit residential development.
2. If the application is not approved, the property could not be subdivided or built as proposed. The applicant could not submit substantially the same type of design for six months.
3. If the variances for maximum number of stories and building height are denied, the project would have to be redesigned and a new application submitted for Planning Commission review.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act.

CONCLUSION

Approval of the proposed project will allow the replacement of rental units with a development that will provide additional home ownership opportunities in the City. Although variances are required to facilitate the project, the applicant proposes a project that reflects the existing topography. Staff feels that the project is consistent with General Plan goals and objectives, including CD-7A.1, which encourages new structures designed in an architectural style compatible in scale and character with existing buildings and the natural surroundings.

Attachments: Draft Planning Commission Resolution
 Exhibit "A" - Draft Findings
 Exhibit "B" - Draft Conditions of Approval
 City Engineer letter dated March 8, 2004
 Applicant's Project Description and Justification
 Newport-Mesa Unified School District letter dated October 27, 2003
 Zoning/Location Map
 Aerial Photograph
 Plans
 Letter of opposition dated March 26, 2004

cc: Deputy City Mgr.-Dev. Svcs. Director
 Acting City Attorney
 Sr. Deputy City Attorney
 City Engineer
 Fire Protection Analyst
 Staff (4)
 File (2)

Garett Calacci
567 San Nicholas #430
Newport Beach, CA 92660

Andrew Patterson
3100 Airway Ave., #116
Costa Mesa, CA 92626

RESOLUTION NO. PC-04-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING PLANNING
APPLICATION PA-03-49 AND VESTING TENTATIVE TRACT
MAP VT-16526**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES
AS FOLLOWS:

WHEREAS, an application was filed by Andrew Patterson, representing the property owner, HGC Irvine, LLC, with respect to the real property located at 2455 Irvine Avenue, requesting approval of a design review to construct a 6-unit, 2 and 3-story, small lot, common interest development with variances from number of stories and building height (2 stories/ 27 ft. max. allowed; 3 stories/ 34 ft. max. proposed on Lots 4-6) and a vesting tentative tract map to create 6 residential lots and 2 common lots in the R2-MD; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on April 12, 2004.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** Planning Application PA-03-49 and Vesting Tentative Tract Map T-16526 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-03-49 and Vesting Tentative Tract Map T-16526 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 12th day of April, 2004.

Chair, Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Perry L. Valantine, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on April 12, 2004, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"**FINDINGS**

- A. The information presented substantially complies with section 13-29(g)(1) of the Costa Mesa Municipal Code in that special circumstances applicable to the property exist to justify granting of the variances from number of stories/building height requirements. Strict application of the zoning ordinance would deprive the property owner of privileges enjoyed by owners of other properties in the vicinity under identical zoning classification. Specifically, the overall property slopes approximately 10 ft. from the east (Irvine Boulevard) to the west (Monaco Terrace). Stepping the property to imitate the existing topography would not have negative visual impacts on adjoining properties. Special circumstances exist due to the unusual topography of the lot to justify the variances. Granting the variances will not allow a use, density, or intensity that is not in accordance with the general plan designation for the property.

- B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(14)(a) in that the proposed development is substantially compatible and harmonious with existing and/or anticipated development on surrounding properties. This includes site planning, landscaping, appearances, scale of structures, location of windows, and any other applicable features relative to a compatible and attractive development. Specifically, the project is consistent with the City's General Plan, CCMC Section 13-41 (Common Interest Development Standards), and the City's Residential Design Guidelines. The project will be developed to follow existing topography, limiting visual impacts on adjoining properties.

- C. The proposed project complies with Costa Mesa Municipal Code Section 13-29 (e) because:
 - a. The proposed development and use is compatible and harmonious with uses both on site as well as those on surrounding properties.
 - b. Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
 - c. The project is consistent with the General Plan.
 - d. The planning application is for a project-specific case and does not establish a precedent for future development.
 - e. The cumulative effects of all planning applications have been considered.

- D. The proposed project complies with Costa Mesa Municipal Code Section 13-29 (g)(13) in that:
 - a. The creation of the subdivision and related improvements is consistent with the City's General Plan and Zoning Ordinance.
 - b. The proposed use of the subdivision is compatible with the objectives,

- policies, general land use and programs specified in the General Plan.
- c. The subject property is physically suitable to accommodate Vesting Tentative Parcel Map T-16526 in terms of type, design and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the Zoning Code and General Plan.
 - d. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by State Government Code Section 66473.1.
 - e. The division and development will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the tract.
 - f. The discharge of sewage from this subdivision into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with State Water Code Section 13000).
- E. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.
- F. The project, as conditioned, is consistent with Article 22 ½, Transportation System Management of Title 13, of the Costa Mesa Municipal Code in that the development projects traffic impacts will be mitigated at all affected intersections.

EXHIBIT "B"**CONDITIONS OF APPROVAL**

- Plng. 1. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
2. Prior to issuance of building permits, applicant shall contact the US Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
3. The final map shall show easements or other provisions for the placement of centralized mail delivery units, if applicable. Specific locations for such units shall be to the satisfaction of the Planning Division, Engineering Division, and the US Postal Service.
4. The subject property's ultimate finished grade level may not be filled/raised in excess of 30" above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable onsite stormwater flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public stormwater facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.
5. To avoid an alley-like appearance, if the driveway is paved with asphalt, it shall be developed without a center concrete swale. Design shall be approved by the Planning Division.
6. Proof of recordation of the final vesting tract map shall be submitted prior to issuance of building permits.
7. All garages shall have a minimum of 20' x 20' unobstructed interior dimensions. Floor plans submitted for plan check shall show that this requirement is complied with.
8. The tract map shall be revised to match the site plan.
9. The site plan submitted with initial working drawings shall contain a notation specifying the project is a "6-unit, small lot, common interest development".
10. The applicant shall contact Comcast Cable Television of Costa Mesa at 200 Paularino, Costa Mesa, (888.255.5789) prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
11. The conditions of approval and ordinance or code provisions and special district requirements of Design Review PA-03-49/T-16526

shall be blueprinted on the face of the site plan as part of the plan check submittal package.

12. The applicant shall contact the Planning Division to arrange for an inspection of the site prior to the release of utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
13. Show method of screening for all ground-mounted equipment (backflow prevention devices, Fire Department connections, electrical transformers, etc.). Ground-mounted equipment shall not be located in any landscaped setback visible from the street, except when required by applicable uniform codes, and shall be screened from view, under the direction of Planning staff.
14. The project developer shall be responsible for installing landscape and irrigation in all the areas on private property, prior to release of occupancy for the units. The project's homeowner's association shall be responsible for the maintenance of this area. The CC&Rs shall include a provision regarding the ongoing maintenance of these areas.
15. Block walls shall be provided on all interior lot lines. New block walls shall be decorative block, subject to approval by the Planning Division. The wall(s) shall have a finished quality on both sides. Where walls on adjacent properties already exist, the applicant shall work with the adjacent property owner(s) to prevent side-by-side walls with gaps in between them. Block walls visible from the street shall be decorative block and set back from adjacent sidewalks to provide a landscape planter area, subject to approval by the Planning Division.
16. Decorative paving shall be provided at the driveway entries. This condition shall be completed under the direction of Planning Division.
17. Construction, grading, materials delivery, equipment operation or other noise-generating activity shall be limited to between the hours of 7 a.m. and 8 p.m., Monday through Friday, and between the hours of 8 a.m. and 7 p.m. on Saturday, Sunday and Federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.
- Eng 18. Comply with all requirements contained within the letter prepared by the City Engineer dated March 8, 2004.



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

FROM THE DEPARTMENT OF PUBLIC SERVICES/ENGINEERING DIVISION

March 8, 2004

Costa Mesa Planning Commission
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

SUBJECT: Vesting Tentative Tract No. 16526
LOCATION: 2455 Irvine Avenue

Dear Commissioners:

Vesting Tentative Tract Map No. 16526 as furnished by the Planning Division for review by the Public Services Department, consists of a subdivision of one (1) lot into six (6) lots for residential use and two (2) lots for common use. Vesting Tentative Tract Map No. 16526 meets with the approval of the Public Services Department, subject to the following conditions:

1. The Tract shall be developed in full compliance with the State Map Act and the City of Costa Mesa Municipal Code (C.C.M.M.C.), except as authorized by the Costa Mesa City Council and/or Planning Commission. The attention of the Subdivider and his engineer is directed to Section 13-208 through 13-261 inclusive, of the Municipal Code.
2. Two copies of the Final Tract Map shall be submitted to the Engineering Division for checking. Map check fee shall be paid per C.C.M.M.C. Section 13-231.
3. The Final Tract Map and all off-site improvements required to be made, or installed by the Subdivider, shall meet the approval of the City Engineer. Prior to any on-site/off-site construction, permits shall be obtained from the City of Costa Mesa Engineering Division.
4. The Subdivider shall submit an off-site plan to the Engineering Division and a precise grading plan to the Building Division at the time of first submittal of the Final Tract Map and pay plan check fee per C.C.M.M.C. Section 13-231.

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5. The Subdivider shall conduct soil investigations and provide the results to the City of Costa Mesa Engineering and Building Divisions pursuant to Ordinance 66-26.
6. A current copy of the title search shall be submitted to the Engineering Division with the first submittal of the Final Tract Map.
7. Dedicate ingress and egress access easements to the City for emergency and public security vehicles only over common lots. Maintenance of the easement area shall be the sole responsibility of the Homeowners Association formed pursuant to C.C.M.M.C. 13-41 (e).
8. Vehicular and pedestrian access rights to Irvine Avenue and Monaco Terrace shall be released and relinquished to the City of Costa Mesa, except at approved driveway locations.
9. A subdivision agreement and deposit shall be submitted to the City Engineer to guarantee construction of off-site improvements. The cash deposit or surety bond amount shall be determined by the City Engineer.
10. All public streets shall be fully improved per City of Costa Mesa Standard Plans and all requirements of the City Engineer.
11. Sidewalk shall be installed under the direction of the City Engineer on Monaco Terrace per City of Costa Mesa Standards.
12. All public street construction performed as a part of this development shall present a new and uniform appearance prior to the acceptance of the improvements by the City.
13. The elevations shown on all plans shall be on Orange County benchmark datum.
14. The Subdivider shall submit a cash deposit of \$500 for street sweeping at time of issuance of a Construction Access Permit. Full amount of deposit shall be maintained on a monthly basis prior to and during construction until completion of project.
15. Within public right-of-way, there shall be four feet of clear sidewalk behind all unmovable, vertical objects, i.e., light standards, mail boxes, telephone poles, fire hydrants, etc.
16. Street lighting shall be provided as required by the Public Services Department, Transportation Services Division.

17. The Subdivider's engineers shall furnish the Engineering Division with a storm runoff study showing existing and proposed facilities and the method of draining this area and tributary areas without exceeding the capacity of any street or drainage facility on-site or off-site. This study is to be furnished with the first submittal of the Final Tract Map. Drain all residential lots to common lots; otherwise, cross lot drainage shall not occur.
18. Ownership and maintenance of the on-site drainage facilities and parkway culverts and other common areas shall be transferred by the owner to the Homeowner Association to be formed pursuant to C.C.M.M.C. Section 13-41 (c) and said association shall indemnify and hold harmless the City for any liability arising out of or in any way connected with the connection of the private drainage system with the City's drainage system and shall execute and deliver to the City the standard indemnity agreement required for such conditions prior to issuance of permits.
19. Fulfill the drainage fee ordinance requirements prior to the approval of the Tract Map.
20. Sewer improvements shall meet the approval of the Costa Mesa Sanitary District; call (949) 631-1731 for information.
21. Water system improvements shall meet the approval of the Irvine Ranch Water District; call (949) 453-5300 for information.
22. Dedicate easements as needed for public utilities.
23. Prior to occupancy on the Tract, the surveyor/engineer shall submit to the City Engineer a reproducible mylar of the recorded Tract Map, approved off-site plan, and nine copies of the recorded Tract Map.
24. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.
25. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital-graphics file of said map in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.
26. Survey monuments shall be preserved and referenced before construction and replaced after construction, pursuant to Section 8771 of the Business and Profession Code.

Costa Mesa Planning Commission
March 8, 2004

27. Prior to recordation of a Final Tract Map, submit required cash deposit or surety bond to guarantee monumentation. Deposit amount to be determined by the City Engineer.

Sincerely,

A handwritten signature in black ink, appearing to read 'EM', with a stylized flourish extending from the bottom.

Ernesto Muñoz, P. E.
City Engineer

JC:ch

PLANNING DIVISION - CITY OF COVINGTON, A MESA

DESCRIPTION/JUSTIFICATION

Application #: A-03-49

Environmental Determination:

Address:

2455 IRVINE AVE

1. Fully describe your request:

DEMOLITION OF AN EXISTING, DECAPEDATED
8-UNIT RENTAL COMPLEX AND THE CONSTRUCTION OF
A NEW, RESIDENTIAL, SIX-UNIT, SINGLE FAMILY,
DETACHED, HOME DEVELOPMENT.

2. Justification

A. For a Conditional Use Permit or Minor Conditional Use Permit: Describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties in the same area.

B. For a Variance or Administrative Adjustment: Describe the property's special circumstances, including size, shape, topography, location or surroundings that deprive the property of privileges enjoyed by other properties in the vicinity under the identical zoning classification due to strict application of the Zoning Code.

3. This project is: (check where appropriate)

☐ In a flood zone.

☐ Subject to future street widening.

☐ In the Redevelopment Area.

☐ In a Specific Plan Area.

4. I have reviewed the HAZARDOUS WASTE AND SUBSTANCES SITES LIST published by the office of Planning and Research and reproduced on the rear of this page and have determined that the project:

☒ Is not included in the publication indicated above.

☐ Is included in the publication indicated above.

Signature

Date



T - 03 - 07

NEWPORT-MESA Unified School District

2985A Bear Street • Costa Mesa • California 92626 • (714) 424-5000

BOARD OF TRUSTEES

Dana Black • Dave Brooks • Tom Egan

Martha Fluor • Judy Franco • Linda Sneen • Serene Stokes

Robert J. Barbot Ed. D., Superintendent

October 27, 2003

Robin B. Hamers
Robin B. Hamers & Associates, Inc.
234 E. 17th Street, Suite 205
Costa Mesa, CA 92627

Mailing Address: P.O. Box 1368
Newport Beach, CA 92663-0368

RE: 2455 Irvine Avenue, Costa Mesa

Dear Ms. Hamers:

In response to your request of October 22, 2003, regarding the above property, the following are the schools that will be impacted by these developments:

Woodland Elementary (K-2)
2025 Garden Lane
Costa Mesa, CA 92627
(949) 515-6945

Capacity:	756
Enrollment 10/04/03:	517

Kaiser Elementary School (3-6)
2130 Santa Ana Avenue
Costa Mesa, CA 92627
(949) 515-6950

Capacity:	1,092
Enrollment 10/04/03:	758

Ensign Intermediate School (7-8)
2000 Cliff Drive
Newport Beach, CA 92660
(949) 515-6910

Capacity:	1,216
Enrollment 10/04/03:	1,202

Newport Harbor High School (9-12)
600 Irvine Avenue
Newport Beach, CA 92660
(949) 515-6300

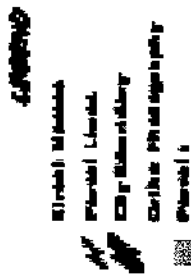
Capacity:	2,436
Enrollment 10/04/03:	2,368

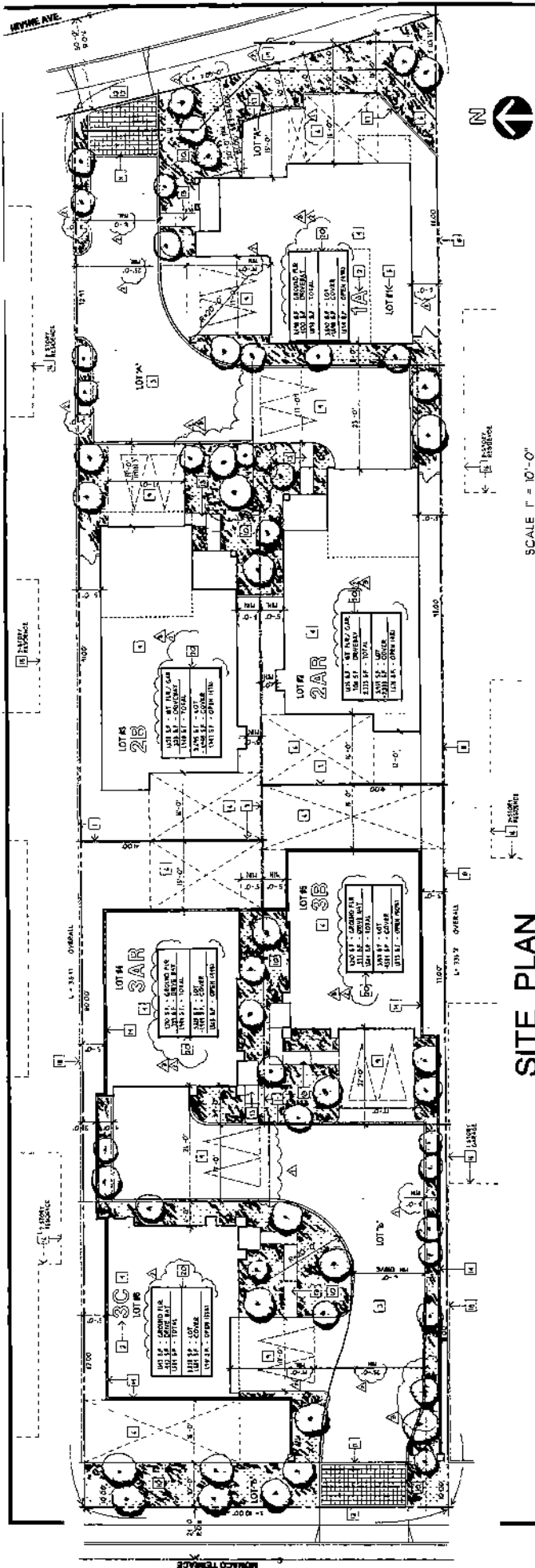
The District anticipates that given today's programmatic utilization of school facilities and current attendance boundaries, that the above schools could accommodate the proposed development. Current District and state policies will require the payment of a school facilities fee at the time building permits are issued. If we can be of further assistance, please contact us at (714) 424-5020.

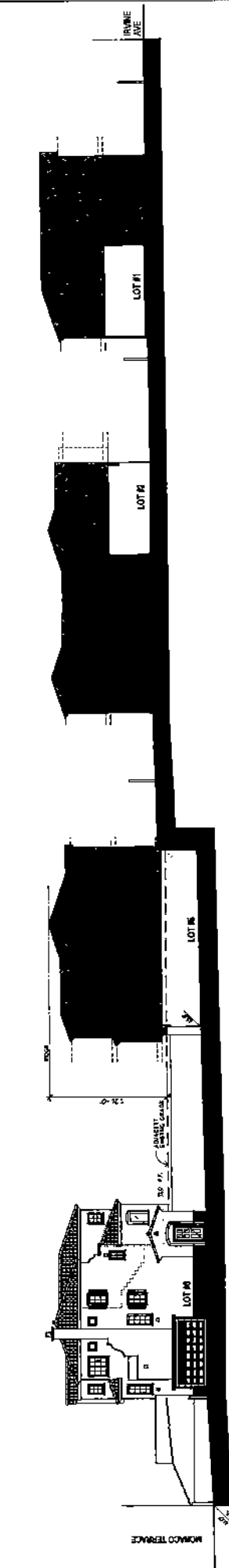
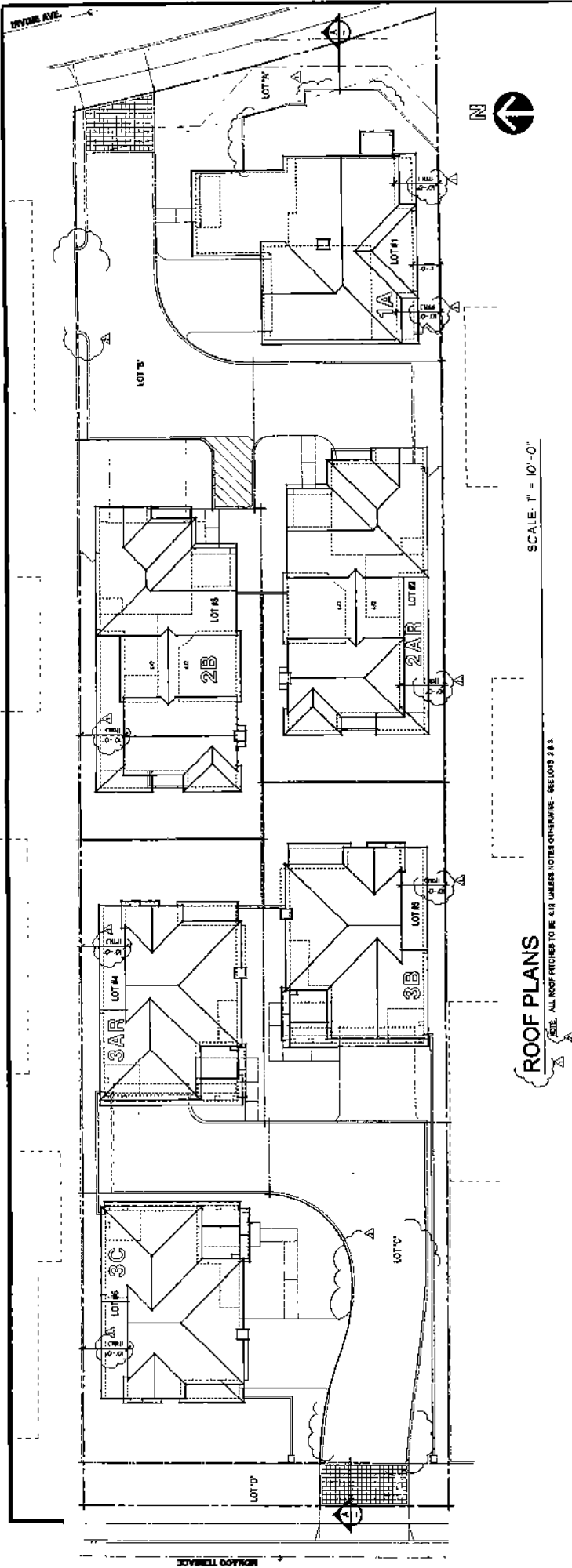
Sincerely,

JoAnn Hurtt
Administrative Staff Assistant
Business Services

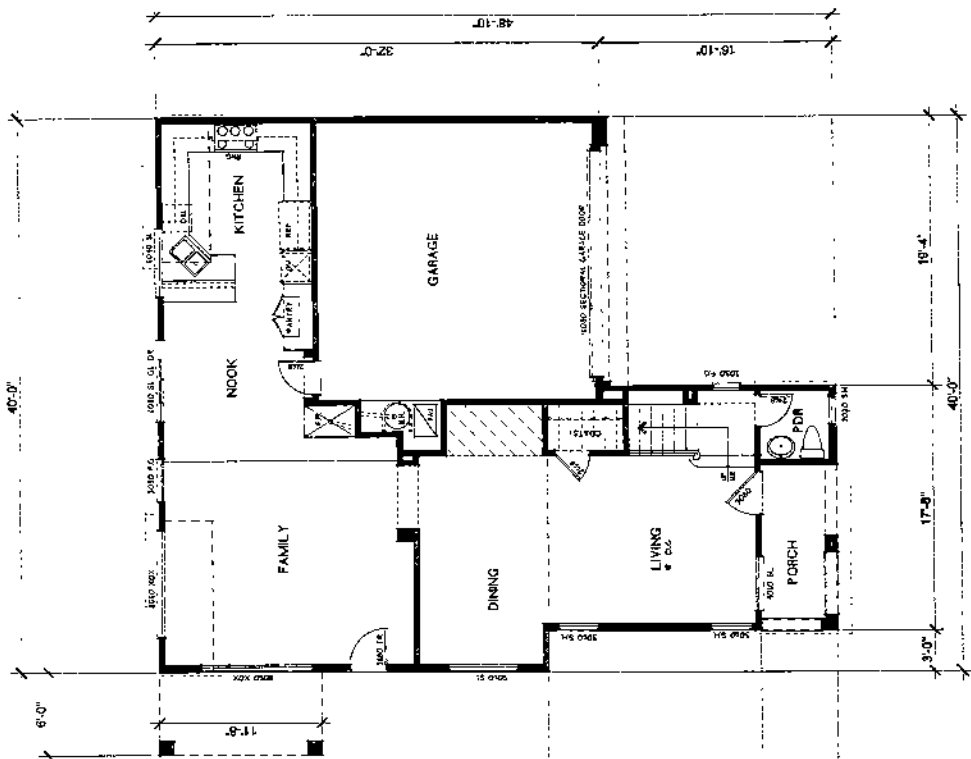
PA-03-49/T-16526



[illegible]



<div data-bbox="1273 29 1370 2024" data-label="Image"> </div>	<div data-bbox="1370 29 1484 2024" data-label="Text"> <p>Arneson Associates Architecture & Planning</p> </div>
<div data-bbox="1370 29 1484 630" data-label="Text"> <p>8 - SINGLE FAMILY RESIDENTIAL DEVELOPMENT</p> </div>	<div data-bbox="1370 630 1484 2024" data-label="Text"> <p>2455 IRVINE AVE., COSTA MESA, CA</p> </div>
<div data-bbox="1370 29 1484 294" data-label="Text"> <p>ROOF PLANS CROSS SECTION "A-A"</p> </div>	<div data-bbox="1370 294 1484 630" data-label="Text"> <p>SP 2</p> </div>



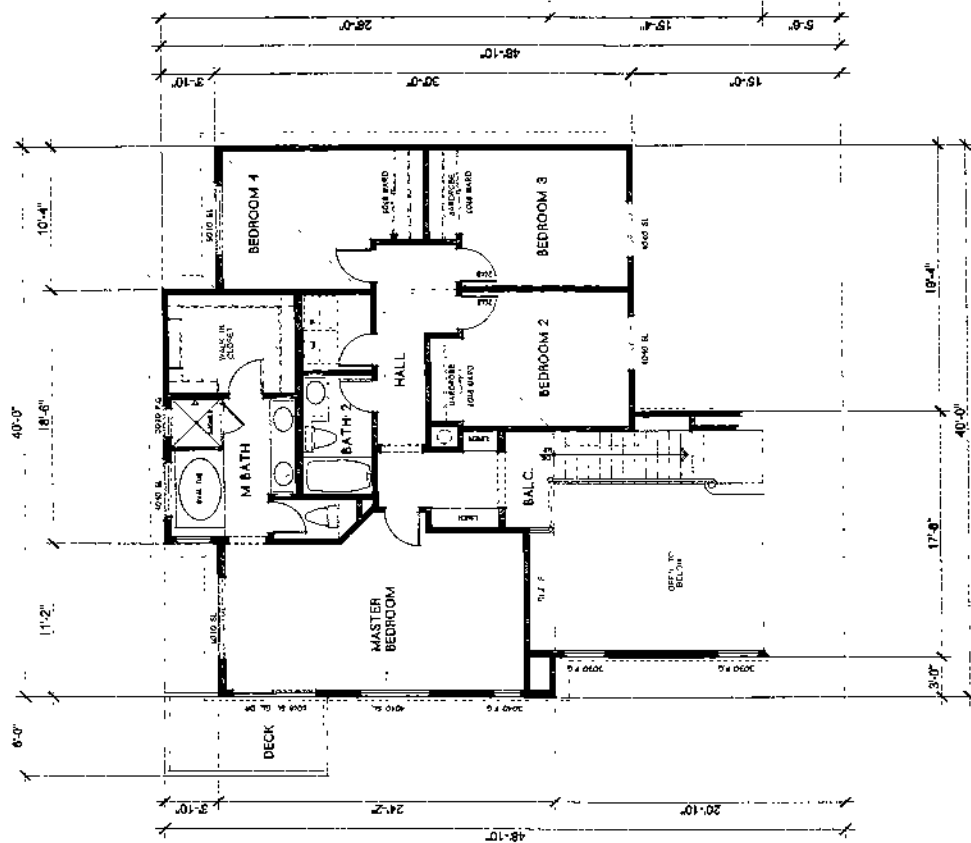
MASSING CALC.

FLOOR	AREA	PERIMETER	PERIMETER
FIRST FLOOR	1,072 SQ. FT.	1,118	1,118
SECOND FLOOR	1,448 SQ. FT.	1,448	1,448
TOTAL	2,520 SQ. FT.	2,566	2,566

SQUARE FOOTAGE

FLOOR	AREA	PERIMETER
FIRST FLOOR	1,072 SQ. FT.	1,118
SECOND FLOOR	1,448 SQ. FT.	1,448
TOTAL	2,520 SQ. FT.	2,566

DECK 113 SQ. FT.
PORCH 44 SQ. FT.



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



Amazon
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& Planning

REVISIONS
DATE
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REVISIONS

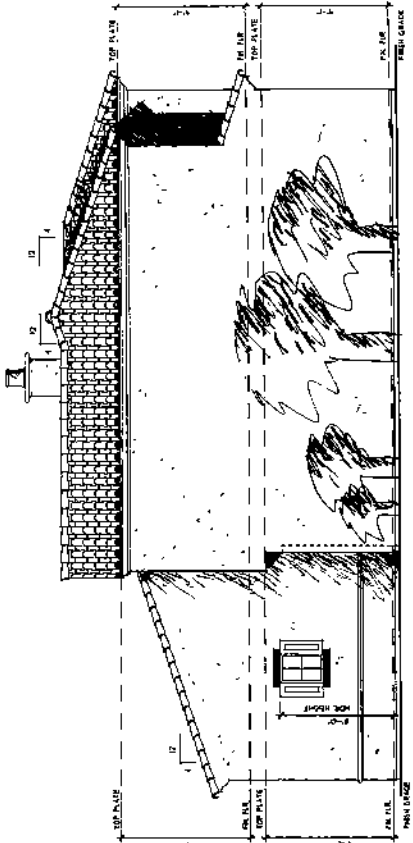
DATE
BY
REVISIONS

6 - SINGLE FAMILY
RESIDENTIAL DEVELOPMENT
2455 IRVINE AVE., COSTA MESA, CA

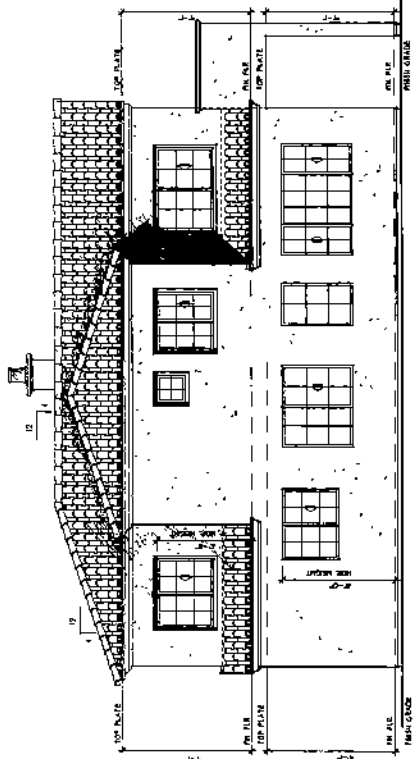
ELEVATIONS
PLAN 1 (LOT-1)

DATE 1/15/2024
SCALE 1/4" = 1'-0"
DRAWN BY
CHECKED BY
PROJECT

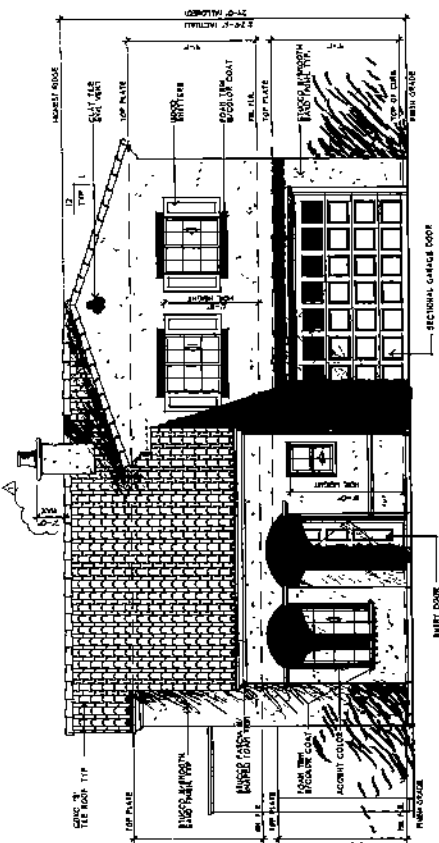
12
SHEETS



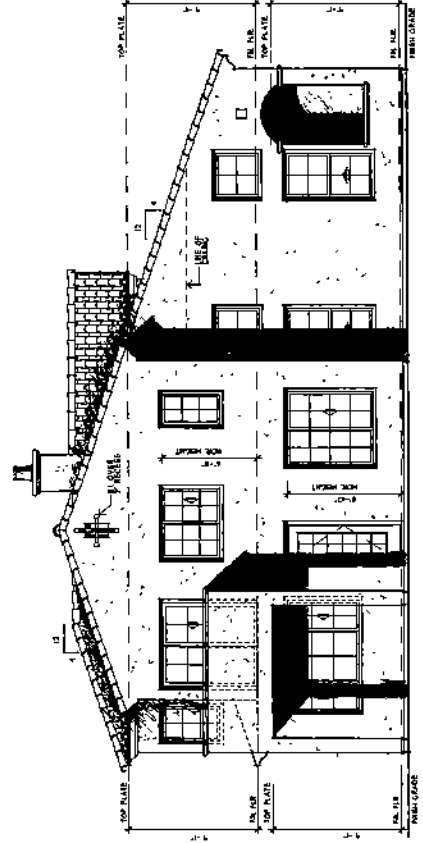
WEST ELEVATION



SOUTH ELEVATION

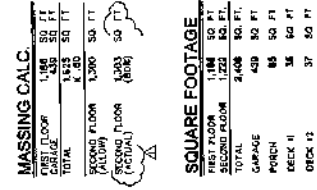


NORTH ELEVATION



EAST ELEVATION

28



FIRST FLOOR PLAN





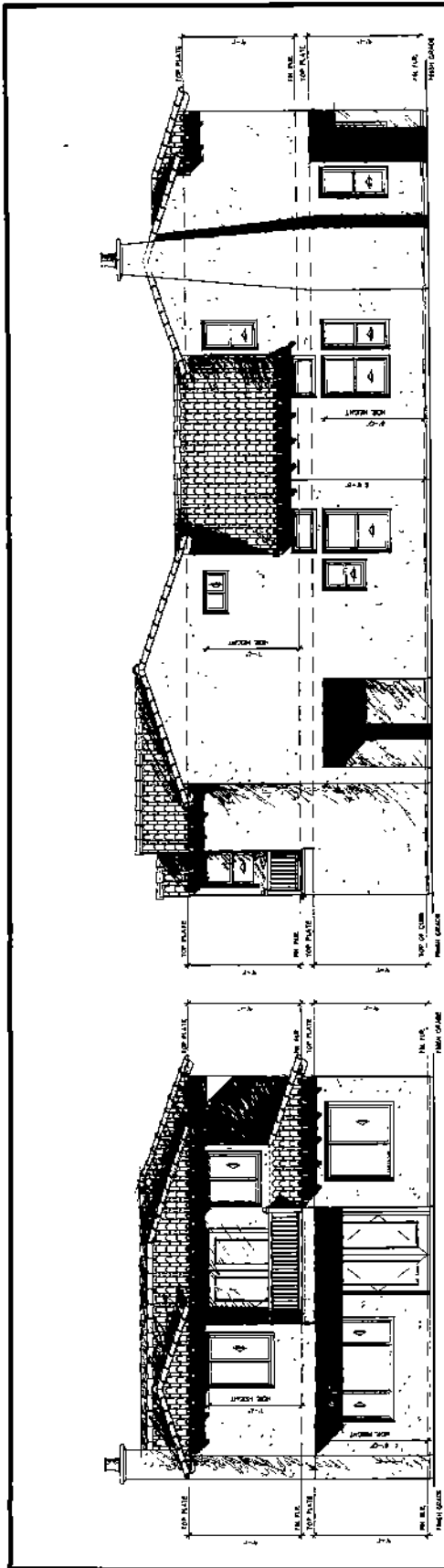
Arneson
Associates
Architecture
& Planning
& Planning

REVISIONS	DATE	BY	DESCRIPTION
1	11/10/2004	AR	1. INITIAL SET. CON.

DATE	11/10/2004
SCALE	1/4" = 1'-0"
SHEET	102
PROJECT	202

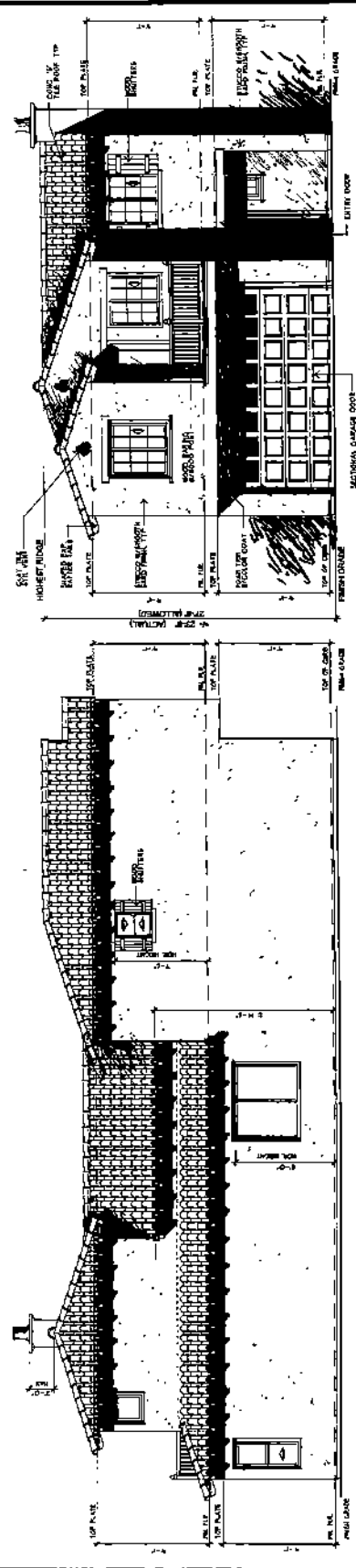
6 - SINGLE FAMILY
RESIDENTIAL DEVELOPMENT
2455 IRVINE AVE., COSTA MESA, CA

PLAN 2 (LOT-2)
ELEVATIONS



WEST ELEVATION

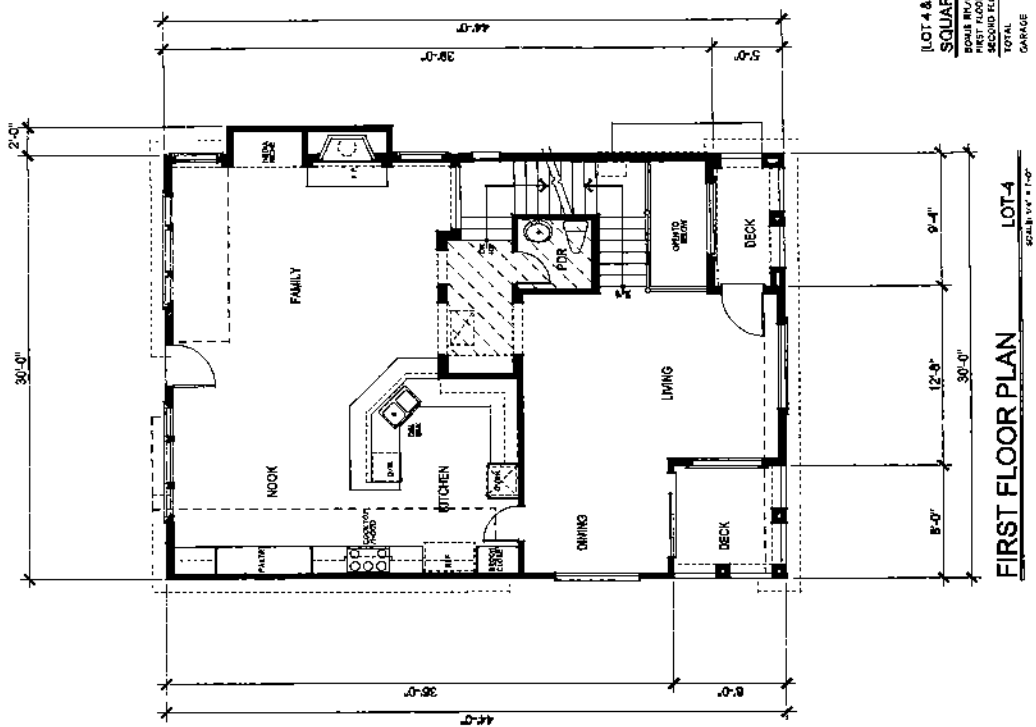
NORTH ELEVATION



SOUTH ELEVATION

EAST ELEVATION

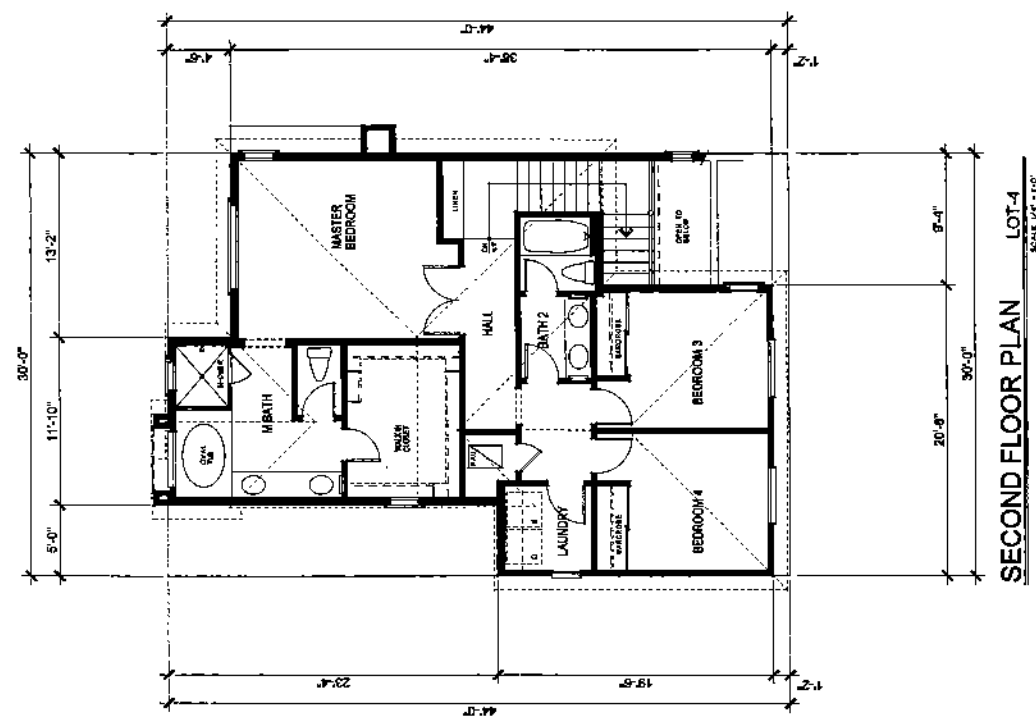
25



[LOT 4 & 5]	
SQUARE FOOTAGE	
BOULE BLDG-BASEMENT	485 SQ. FT.
FIRST FLOOR	1,132 SQ. FT.
SECOND FLOOR	999 SQ. FT.
TOTAL	2,616 SQ. FT.
GARAGE	885 SQ. FT.
DECK #1	47 SQ. FT.
DECK #2	64 SQ. FT.

SQUARE FOOTAGE	
BOILER RM./BASEMENT	590 SQ. FT.
FIRST FLOOR	1,132 SQ. FT.
SECOND FLOOR	989 SQ. FT.
TOTAL	2,711 SQ. FT.
GARAGE	502 SQ. FT.
DECK #1	47 SQ. FT.
DECK #2	64 SQ. FT.

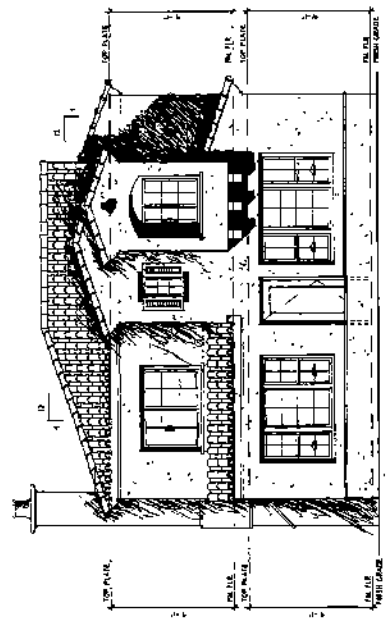
[LOT 4, 5 & 6] MASSING CALC.	
	X .60
FIRST FLOOR (INCLUDING DECKS)	1,320 SQ. FT.
SECOND FLOOR (ALLOW)	1,056 SQ. FT.
SECOND FLOOR (ACTUAL)	864 SQ. FT. (765)



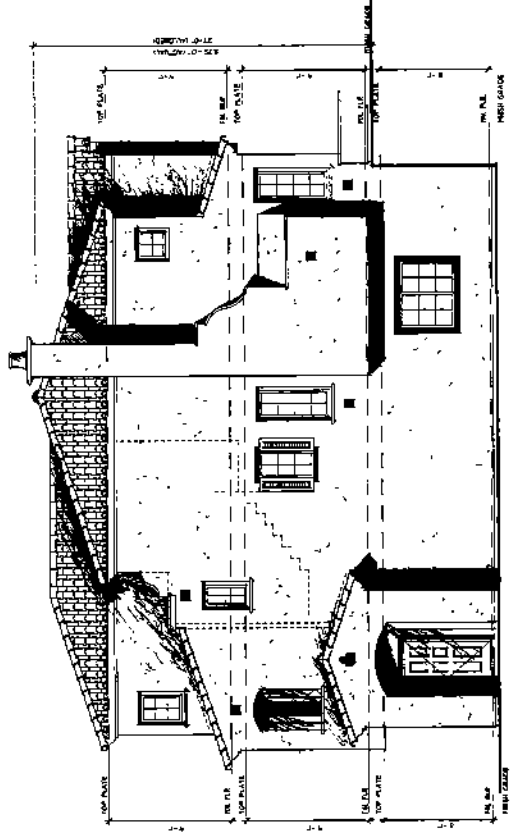
SECOND FLOOR PLAN

FIRST FLOOR PLAN

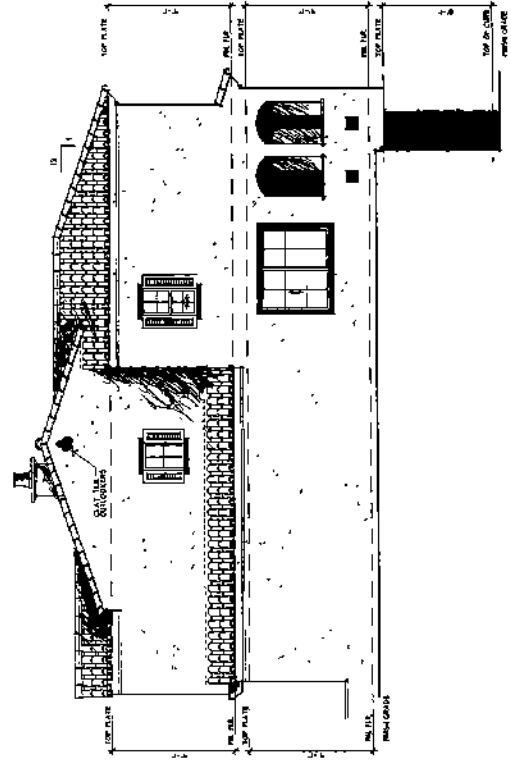
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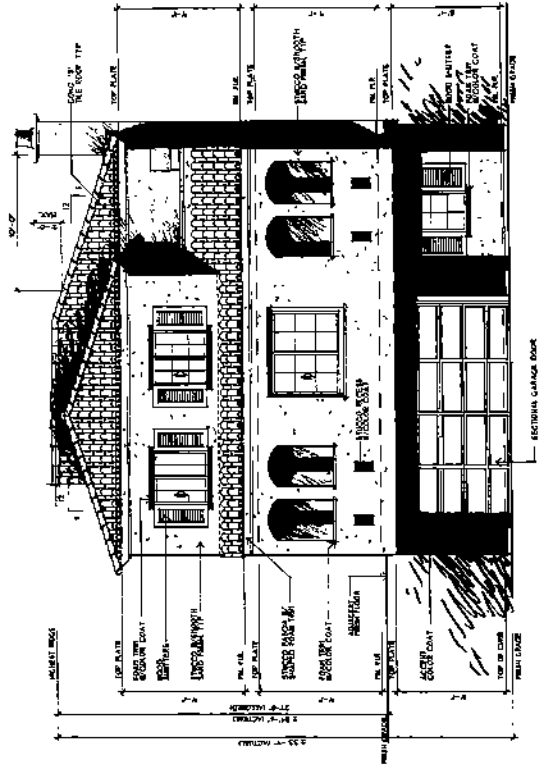
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



Arneson
Associates
Architecture
& Planning
& Planning

PROJECT

DATE

SCALE

BY

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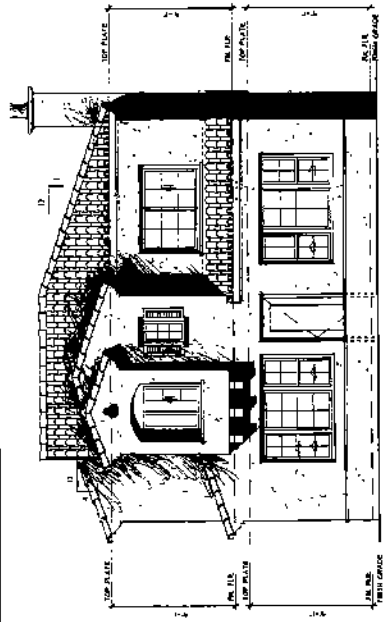
6 - SINGLE FAMILY
RESIDENTIAL DEVELOPMENT
2468 RIVIERE AVE. COSTA MESA, CA.

PLAN 3B (LOT-5)
ELEVATIONS

DATE	1/1/2004
SCALE	1/4" = 1'-0"
BY	PAUL L. LOTT
DATE	1/1/2004
SCALE	1/4" = 1'-0"
BY	PAUL L. LOTT

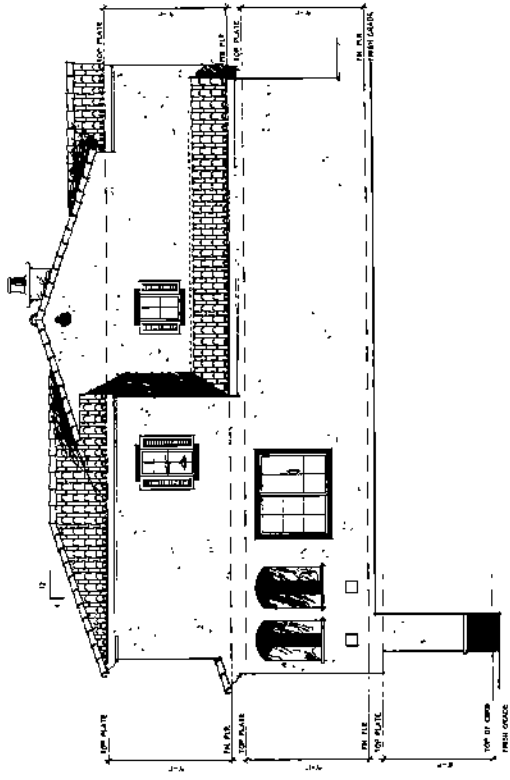
3.4

OF SHEETS



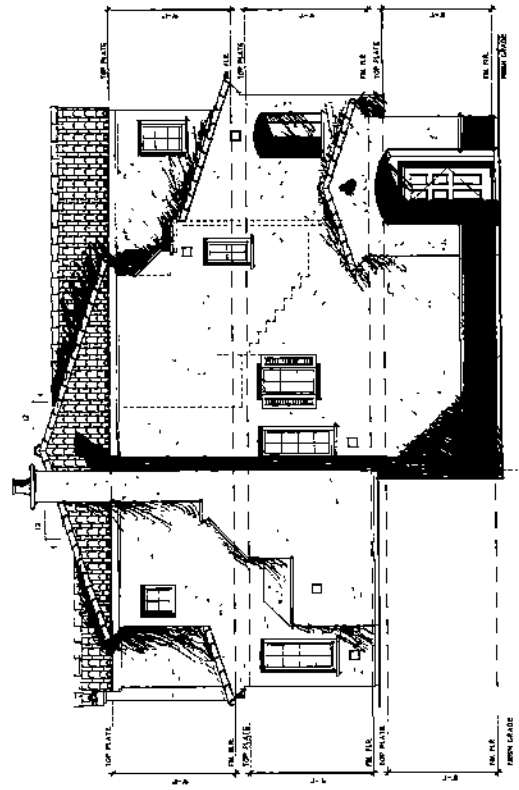
EAST ELEVATION

SCALE 1/4" = 1'-0"



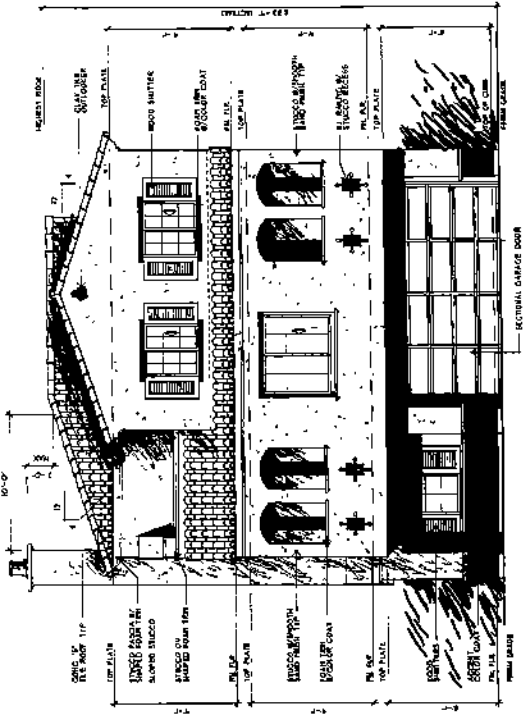
SOUTH ELEVATION

SCALE 1/4" = 1'-0"



NORTH ELEVATION

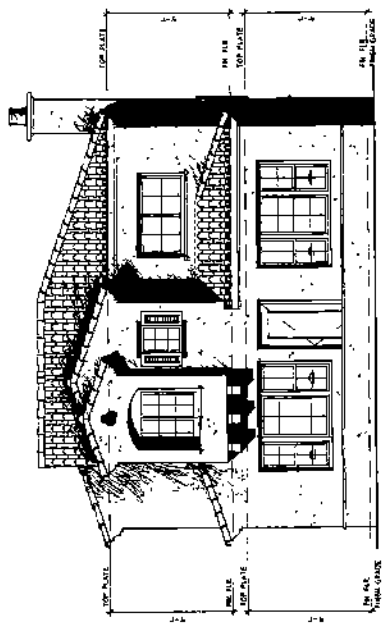
SCALE 1/4" = 1'-0"



WEST ELEVATION

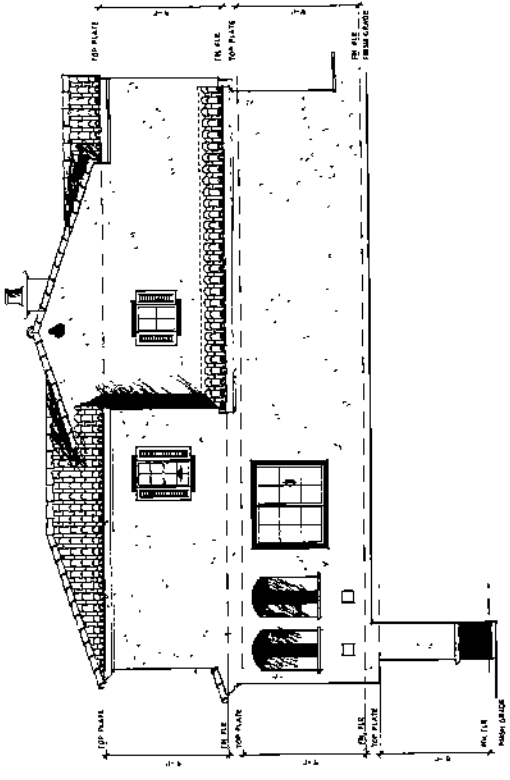
SCALE 1/4" = 1'-0"

3D



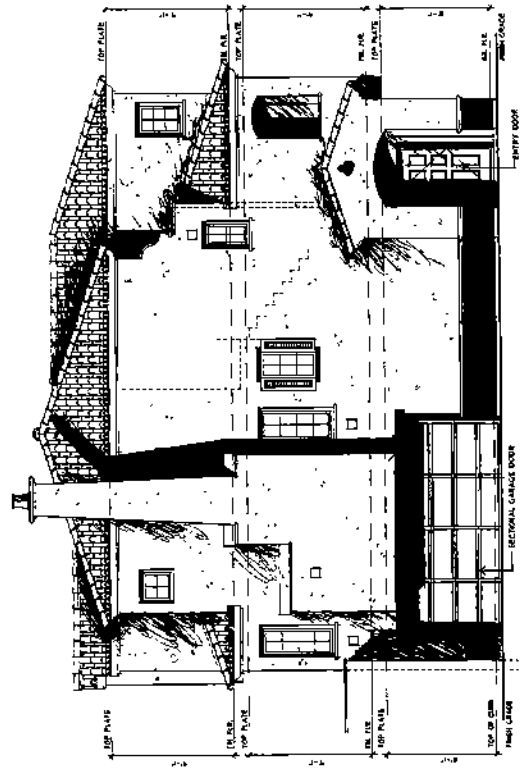
WEST ELEVATION

SCALE: 1/4" = 1'-0"



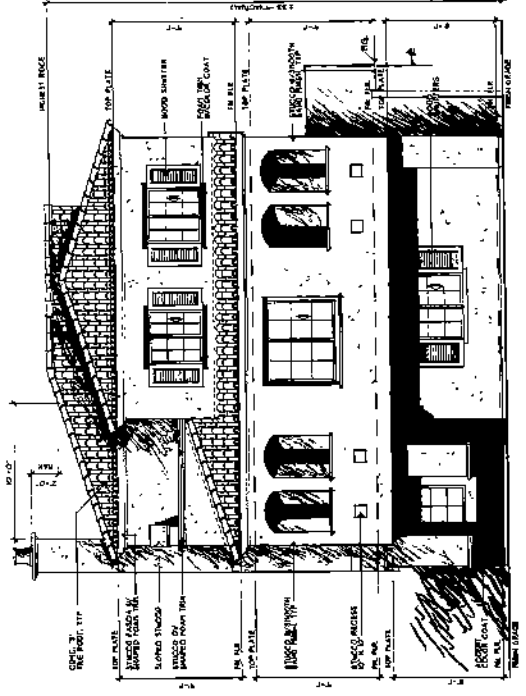
NORTH ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"

VESTING TENTATIVE TRACT NO. 16526 IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 115 OF TRACT 300
IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF
CALIFORNIA, AS SHOWN ON MAPS RECORDED IN BOOK 14, PAGES 11 & 12
OF MISCELLANEOUS MAPS, IN THE OFFICE OF SAID COUNTY RECORDER.

ROBIN B. HAMERS & ASSOC., INC.
RCE 31720
DATE OF SURVEY: APRIL 2003



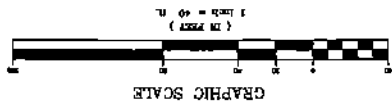
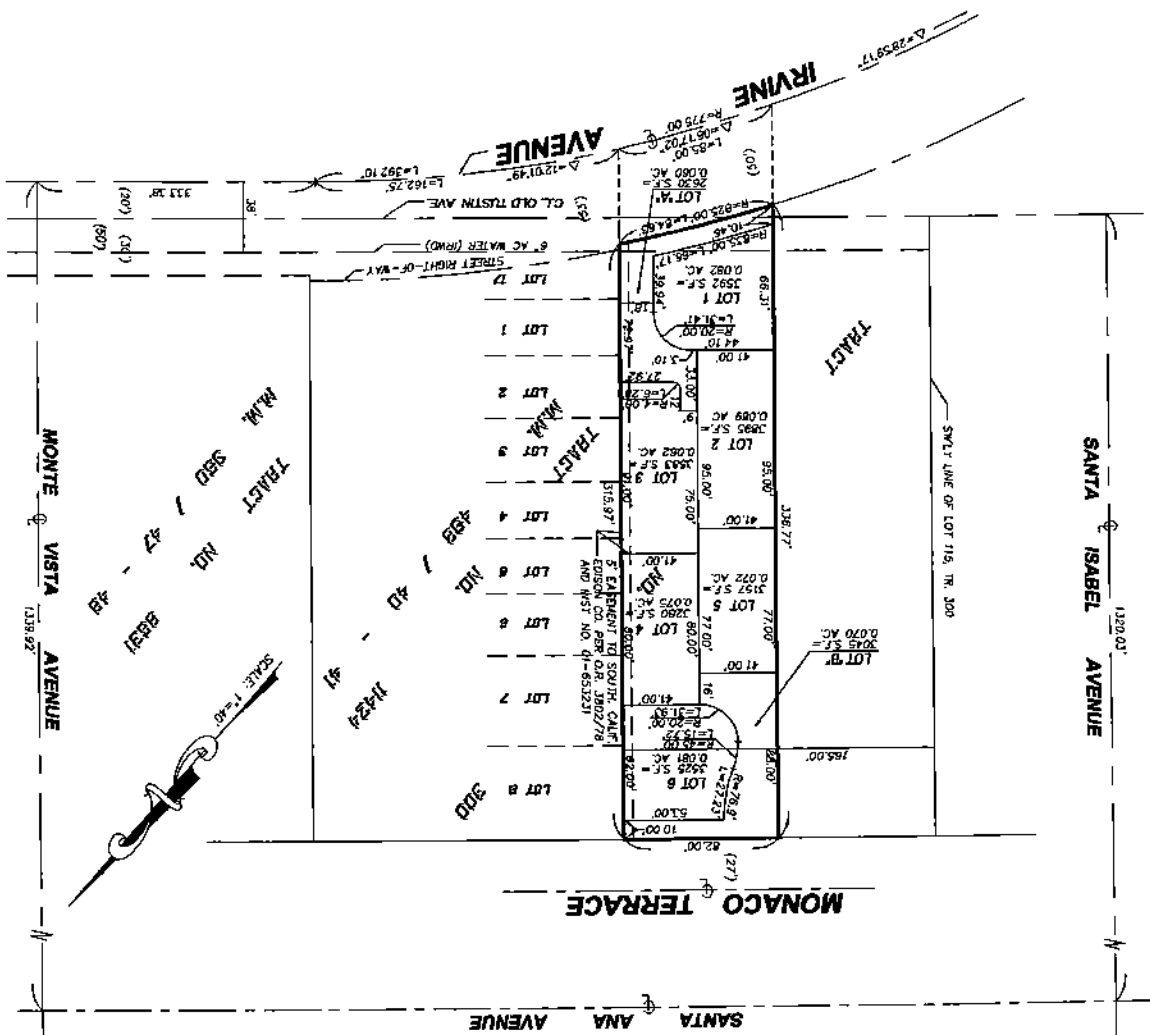
GENERAL NOTES

1. EXISTING ZONING - R-4
2. PROPOSED USE - TO CREATE 6 LOTS
3. PURPOSE - 6 RESIDENCES
4. UTILITIES: ALL UTILITIES ARE UNDERGROUND
SEWER - COSTA MESA SANITARY DISTRICT
WATER - IRVINE RANCH WATER DISTRICT
GAS - S.D. CALIF. GAS COMPANY
TELEPHONE - PACIFIC BELL COMPANY
5. AREA NOT SUBJECT TO FLOOD OR OVERFLOW
6. EXISTING RESIDENCES TO BE REMOVED.

ADDRESS: 2455 IRVINE AVENUE

OWNER/SUBDIVIDER
PATTERSON CONSTRUCTION CORPORATION
3100 ARWAY AVENUE, SUITE 118
COSTA MESA, CA 92626
(949) 294-9057

CIVIL ENGINEER
ROBIN B. HAMERS & ASSOC., INC.
234 E 17TH STREET, SUITE 205
COSTA MESA, CA 92627
(949) 948-1192



BOB DUFF/OWNER
TELE: (949) 631-4743

- R.W.D. & Associates
- Auctioneer, License #A-1485
- Hawaii-Marina Investments
- Blu-Mall Classic Cars
- Private Investigator

P.O. BOX 10147
COSTA MESA, CA 92627

RECEIVED
CITY OF COSTA MESA
DEVELOPMENT SERVICES DEPARTMENT

MAR 30 2004

SPECIALIZING IN
SPORTS - MEMORABILIA - CHARITY
AUCTIONS

3/26/04

THE COSTA MESA PLANNING COMMISSION
C/O CITY OF COSTA MESA
P.O. BOX 1200

COSTA MESA, CALIF. - 92628-1200

RE: PLANNING APPLICATION PA-03-49
VESTING TRACT MAP T-16562
(A COPY ATTACHED OF YOUR NOTICE)

DEAR HONORABLE PLANNING COMMISSION:

I AM AGAINST THE 3 STORIES FOR
THE FOLLOWING REASONS.

- 1- THIS PROJECT IS NEXT TO A 2 STORY
RESIDENTIAL TRACT & THE 3 STORIES WOULD
BE ABLE TO LOOK INTO BACK YARD/
WINDOWS/POOLS, ETC. (ALSO AN EYE-BALL LOOK)
- 2- YOU WOULD NEED ADDITIONAL PARKING
AND VARIANCE FOR BOTH PARKING AND HEIGHT.
- 3- THERE HAVE BEEN MANY ACCIDENTS AND
DEATHS ON IRVINE AVE. - YOU NEED
MORE PARKING, NOT LESS. - DON'T APPROVE
3 STORIES = REDUCE (OWNER WANTED DISTANCE)

(35)

OFFICIAL CITY NOTICE

The Costa Mesa Planning Commission will hold a public hearing at City Hall, 77 Fair Drive, Costa Mesa, California at 6:30 p.m. or as soon as possible thereafter on **Monday, April 12, 2004.**

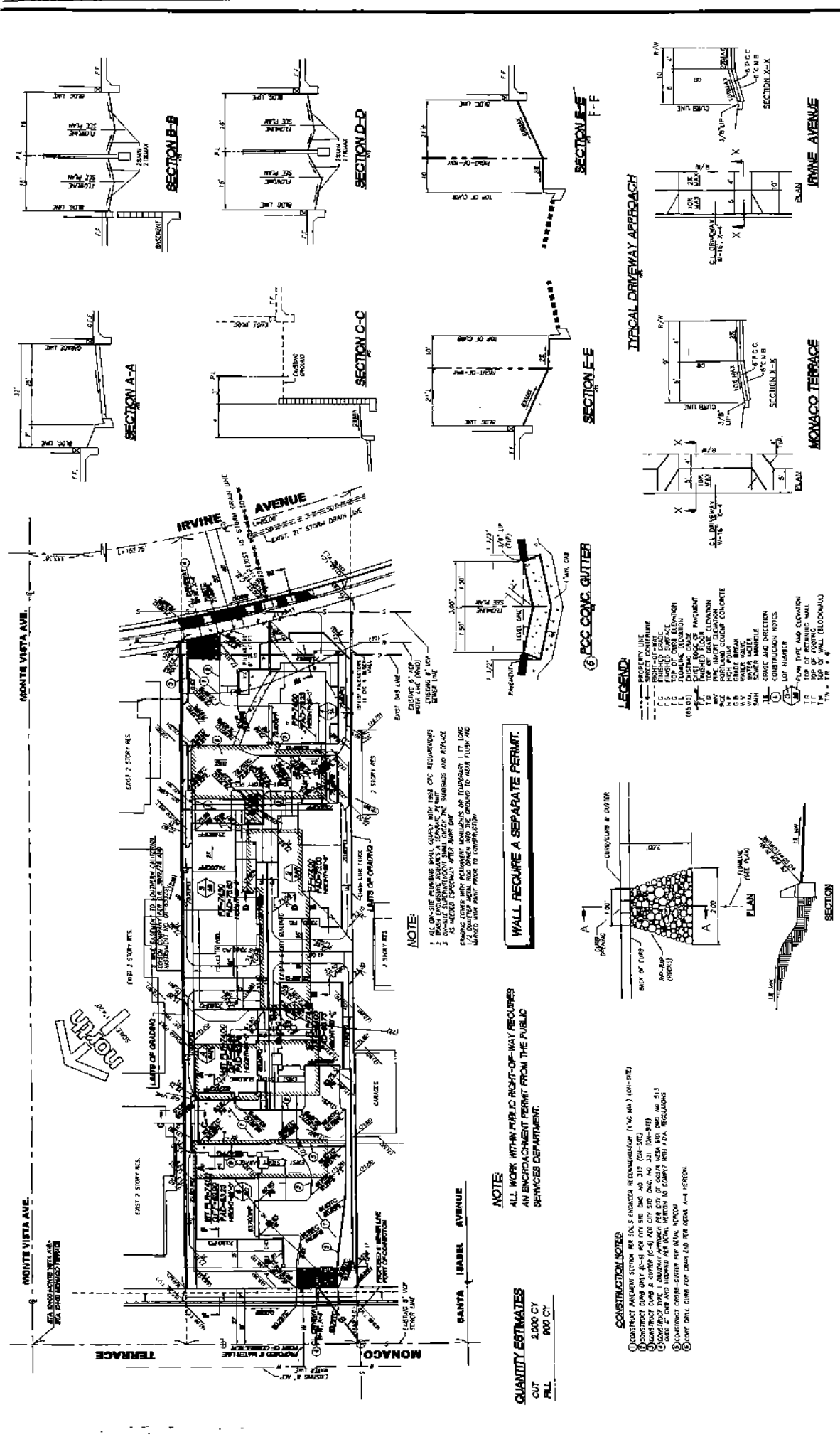
Planning Application PA-03-49/Vesting Tract Map T-16562 for Andrew Patterson, authorized agent for HGC Irvine, LLC/Garrett Calacci, for a design review to construct a 6-unit, two to three-stories small lot common interest development and variances from number of stories and building height (two-stories/27' high maximum allowed; 3-stories/34' high maximum proposed on lots 4-6), with a vesting tentative tract map containing 6 residential lots and 2 common lots, located at 2455 Irvine Avenue in an R2-MD zone. Environmental determination: exempt.

Oral or written comments, for or against the application will be heard at this time. For information, call the Planning Division at (714) 754-5245.

If you challenge this action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the public hearing.

(NO) = DO NOT GO 3 STORIES
OR APPROVE VARIANCE THAT
REQUIRES MORE PARKING.
YOU NEED MORE
PARKING NOW WITH EXISTING
ZONING & ALSO LESS LAND
COVERAGE


3/26/04



OWNER:
PATTERSON CONSTRUCTION CORP.
10000 MONTE VISTA AVENUE, SUITE 118
COSTA MESA, CA 92626
(949) 232-9037

DESIGNED BY:
ROBIN B. HAMERS & ASSOC., INC.
CIVIL ENGINEER
234 E 17TH STREET, SUITE 205
COSTA MESA, CA 92626
(949) 448-1132

REGISTERED PROFESSIONAL ENGINEER - CIVIL
NO. 15000
EXPIRATION DATE 12/31/2024

**VESTING TENTATIVE TRACT 16528
PRELIMINARY
GRADING PLAN**

345 IRVINE AVENUE
COSTA MESA, CALIFORNIA

NOTE:
ALL WORK WITHIN PUBLIC RIGHT-OF-WAY REQUIRES AN ENCROACHMENT PERMIT FROM THE PUBLIC SERVICES DEPARTMENT.

CONSTRUCTION NOTES:
1. CONSTRUCT PAVEMENT SECTION PER S.D.S. & C.D.S. RECOMMENDATIONS (1/2" MIN. 3' MIN. SIDE)
2. CONSTRUCT CURB & GUTTER PER S.D.S. & C.D.S. RECOMMENDATIONS (1/2" MIN. 3' MIN. SIDE)
3. CONSTRUCT DRIVEWAY APPROACH PER S.D.S. & C.D.S. RECOMMENDATIONS (1/2" MIN. 3' MIN. SIDE)
4. CONSTRUCT DRIVEWAY APPROACH PER S.D.S. & C.D.S. RECOMMENDATIONS (1/2" MIN. 3' MIN. SIDE)
5. CONSTRUCT DRIVEWAY APPROACH PER S.D.S. & C.D.S. RECOMMENDATIONS (1/2" MIN. 3' MIN. SIDE)
6. CONSTRUCT DRIVEWAY APPROACH PER S.D.S. & C.D.S. RECOMMENDATIONS (1/2" MIN. 3' MIN. SIDE)

QUANTITY ESTIMATES

CUT	2,000 CY
FILL	900 CY

6 CURB CORE

34